

ORDER RECEIVED FOR FILING
Date 6/23/89
Robert R. G. G. G.

Rev. #330
NR 25 988

**BULK AREA
VARIANCE PETITIONS**

Attachment to Baltimore County Prescribed Form

Buildings are referenced as shown on the attached plat

Building A

... Variance from Section 207.4 C.2. B.C.Z.R. to permit a thirty (30) feet setback from any street line, in lieu of the required fifty (50) feet;

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a thirty (30) feet setback from an exterior lot line other than a street line, in lieu of the required fifty (50) feet;

Building B

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a zero (0) feet setback from an exterior lot line other than a street line, in lieu of the required fifty (50) feet;

... from Section 207.4 C.2. B.C.Z.R. to permit a zero (0) feet setback from any street line, in lieu of the required fifty (50) feet;

... from Section 207.4 D. B.C.Z.R. to permit a maximum building height of two hundred sixty (260) feet, in lieu of the required one hundred fifty (150) feet.

... from Section 409.2.c(4) B.C.Z.R. to permit a zero (0) feet setback from a street property line, in lieu of the required eight (8) feet.

Building C

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a zero (0) feet setback from an exterior lot line other than a street line, in lieu of the required fifty (50) feet;

... from Section 207.4 C.2. to permit a zero (0) feet setback from any street line, in lieu of the required fifty (50) feet;

... from Section 207.4 D. B.C.Z.R. to permit a maximum building height of two hundred sixty (260) feet, in lieu of the required one hundred fifty (150) feet.

RECORDED

... from Section 409.2.c(4) B.C.Z.R. to permit a zero (0) feet setback from a street property line for off-street parking, in lieu of the required eight (8) feet.

Building D

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a ten (10) feet setback and a twenty-five (25) feet setback from an exterior lot line other than a street line, in lieu of the required fifty (50) feet;

... from Section 207.4 C.3. B.C.Z.R. to permit a ten (10) feet setback from an R.A.E. zone line, in lieu of the required fifty (50) feet;

... from Section 207.6 B.C.Z.R. to permit a ten (10) feet setback from an R.A.E. zone line for off street parking, in lieu of the required twenty-five (25) feet;

... from Section 207.4 D. B.C.Z.R. to permit a maximum building height of one hundred ninety-five (195) feet, in lieu of the required one hundred fifty (150) feet.

... from Section 207.4 C.3. B.C.Z.R. and 207.4 C.4. B.C.Z.R. to permit a twenty-five (25) feet setback from any D.R. zone line and a fifty-five (55) feet setback from a D.R. 10.5 zone line, in lieu of the fifty (50) feet and the one hundred fifty feet (150) required respectively by each Section.

Building E

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a five (5) feet setback from an exterior lot line other than a street line in lieu of the required fifty (50) feet;

... from Section 207.4 C.3. B.C.Z.R. and 207.4 C.4. B.C.Z.R. to permit a zero (0) feet setback and a five (5) feet setback from any D.R. zone line and a zero (0) feet setback from a D.R. 10.5 zone line in lieu of the fifty (50) feet and the one hundred fifty (150) feet required respectively by each Section.

... from Section 207.6 B.C.Z.R. to permit a zero (0) feet setback and a five (5) feet setback from a D.R. zone line for off-street parking, in lieu of the required twenty-five (25) feet.

-2-

Building G

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a five (5) feet setback and a fifteen (15) feet setback from an exterior lot line other than a street line in lieu of the required fifty (50) feet;

... from Section 207.4 C.3. B.C.Z.R. to permit a five (5) feet setback and a fifteen (15) feet setback from a D.R. zone line in lieu of the required fifty (50) feet;

... from Section 207.6 B.C.Z.R. to permit a five (5) feet setback from a D.R. zone line for off-street parking in lieu of the required twenty-five (25) feet;

... from Section 207.3.C to permit a restaurant location as a freestanding building in lieu of the required "within" a principal use building.

To provide for the development of the subject property in accordance with the spirit and intent of the O.T. zone, variances must be granted from height and area regulations. Due to the location of the subject property in a growth area of a Town Center, as shown on the Baltimore County Master Plan, it is important to develop the property as close to the intensity envisioned by the B.C.Z.R. and to thereby increase the tax base and create jobs for citizens.

As a practical matter, it is impossible to develop the property in a manner consistent with the intent of the OT Zone given the height and area constraints currently imposed by Sections 207 and 409 of the B.C.Z.R. The building area available under the current B.C.Z.R. and other applicable development regulations preclude the owner from securing a reasonable return on its investment and from making reasonable and permitted use of its property.

The current height and area regulations present land planning and construction problems which affect the subject property, but do not affect other property located in an OT Zone. The property is bounded by high density residentially zoned property rather than by property zoned OT, which results in the imposition of setback requirements which are not imposed upon other property in the area which is zoned OT. The topography of the property and the location of substantial portions of the property in a one hundred (100) year flood plain precludes construction upon those portions of the property, thereby requiring construction of buildings within setback areas and creating the need for construction of taller facilities to achieve the density even proximate to the density of development permitted in an OT Zone in a Town Center (5.5. F.A.R.). The proposed development would achieve a density development of 1.39 F.A.R.

-3-

To provide for the development of the subject property in accordance with the spirit and intent of the O.T. zone, variances must be granted from height and area regulations. Due to the location of the subject property in a growth area of a Town Center, as shown on the Baltimore County Master Plan, it is important to develop the property as close to the intensity envisioned by the B.C.Z.R. and to thereby increase the tax base and create jobs for citizens.

As a practical matter, it is impossible to develop the property in a manner consistent with the intent of the OT Zone given the height and area constraints currently imposed by Sections 207 and 409 of the B.C.Z.R. The building area available under the current B.C.Z.R. and other applicable development regulations preclude the owner from securing a reasonable return on its investment and from making reasonable and permitted use of its property.

The current height and area regulations present land planning and construction problems which affect the subject property, but do not affect other property located in an OT Zone. The property is bounded by high density residentially zoned property rather than by property zoned OT, which results in the imposition of setback requirements which are not imposed upon other property in the area which is zoned OT. The topography of the property and the location of substantial portions of the property in a one hundred (100) year flood plain precludes construction upon those portions of the property, thereby requiring construction of buildings within setback areas and creating the need for construction of taller facilities to achieve the density even proximate to the density of development permitted in an OT Zone in a Town Center (5.5. F.A.R.). The proposed development would achieve a density development of 1.39 F.A.R.

The grant of the requested variances will not reduce the amount of amenity open space provided on the property, nor will it result in an increase in density above that permitted in an OT Zone. To the contrary, the proposed density for the project is less than thirty-three percent (33%) of the permitted density.

AMW/kag/CEMI/real estate
crow-balto/painters
bulk area var pet

-3-

The grant of the requested variances will not reduce the amount of amenity open space provided on the property, nor will it result in an increase in density above that permitted in an OT Zone. To the contrary, the proposed density for the project is less than thirty-three percent (33%) of the permitted density.

The grant of the variances will not result in injury to the public health, safety, and general welfare.

AMW/kag/CEMI/real estate
crow-balto/painters
bulk area var pet
3/24

-4-

PHR&A

#330

Patton Harris-Buck & Associates, Inc.
2000 Southfield Drive
Rockville, Maryland 20850
(301) 762-2220

February 29, 1988

**METES AND BOUNDS DESCRIPTION
OF PART OF THE PROPERTY OF
PAINTERS MILL VENTURE
AND PARCEL B
BALTIMORE COUNTY MORTGAGE COMPANY
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

Office:
Falls Church, VA
Reston, VA
Rockville, MD
Virginia Beach, VA

Beginning at the point of intersection of the future westerly right-of-way line of Owings Mills Boulevard with the future southerly right-of-way line of Red Run Boulevard as shown on State Roads Commission Plat No. 48090, said point lying South 06 33'24" West, 124.42 feet from the center line intersection of Red Run Boulevard, at Station 50+00, with the center line of Owings Mills Boulevard, at Station 65+00, and running with and binding on the land of Painters Mill Venture the following courses and distances

1. South 20 42'35" East, 261.91 feet, and
2. an arc distance of 516.07 feet along a curve to the right having a radius of 2,073.07 feet, a central angle of 14 15'47", and a chord bearing and distance of South 08 52'05" East, 514.74 feet to a point
3. South 89 29'29" West, 449.91 feet
4. North 01 33'22" West, 195.00 feet
5. South 89 04'02" West, 368.00 feet

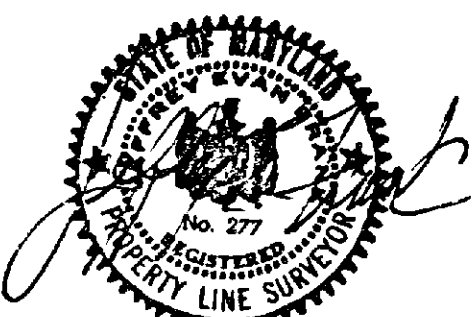
Engineers:
Surveyors:
Planners:
Landscapers:
Architects:

RECORDED

Patton Harris-Buck & Associates, Inc.

**Metes and Bounds Description
Painters Mill Venture
February 29, 1988
Page 2**

6. South 25 03'52" West, 230.55 feet
7. North 68 20'11" West, 217.38 feet
8. North 15 44'08" West, 523.54 feet
9. North 85 16'57" East, 220.35 feet
10. North 46 14'36" West, 355.34 feet
11. North 85 16'57" East, 464.67 feet
12. South 29 43'33" West, 65.37 feet
13. South 86 47'20" East, 310.04 feet
14. South 84 55'01" East, 291.20 feet to the point of beginning containing 816,066 square feet or 18.73429 acres of land, more or less.



88-474-SPBA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
23rd day of March, 1988.

J. Robert Haines
ZONING COMMISSIONER
Petitioner: **Painters Mill Venture**
Petitioner's Attorney: **J. Morris Byrnes**
Received by: **James E. Dyer**
Chairman, Zoning Plans Advisory Committee

RECORDED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 50336

DATE: 3/1/88 ACCOUNT: 01-040-000

AMOUNT: \$ 00.00

RECEIVED FROM: CROW-UNION TRUST COMPANY LIMITED PARTNERSHIP

SPECIAL HEARING AND VARIANCES # 330 W.C.R.

RECORDED

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: _____



Dennis F. Rasmussen
County Executive

Re: Petitions for zoning variance and special hearing
CASE NUMBER: 88-474-SPHA
SW/Cor. Owings Mills Blvd. and Red Run Road
4th Election District - 3rd Councilmanic District
Petitioner(s): Painters Mill Venture
HEARING SCHEDULED: MONDAY, MAY 23, 1988 at 9:00 a.m.

Dear Mr. Byrnes:

Please be advised that _____ is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs

cc: F120

PURCHASE REQUISITION									
Baltimore County, Maryland OFFICE OF CENTRAL SERVICES									
PLEASE ORDER THE FOLLOWING FOR:									
Zoning Office 88-474-SPHA DATE 3/88									
BUDGET CODE	YEAR	FUND	AGENCY	PROGRAM	OBJECT	EXP. CODE	SPLIT %	DELIVERY CODE	REQ. DELIVERY DATE
ITEM NO.	QUANTITY	U/M	DESCRIPTION OF MATERIAL				UNIT PRICE	TOTAL PRICE	PURCHASE ORDER NO.
ADDITIONAL DESCRIPTION: Petitions for zoning variance and special hearing CASE NUMBER: 88-474-SPHA SW/Cor. Owings Mills Blvd. and Red Run Road 4th Election District - 3rd Councilmanic District Petitioner(s): Painters Mill Venture HEARING SCHEDULED: MONDAY, MAY 23, 1988 at 9:00 a.m. Issued 5/5/88									
COMMODITY CODE PURCHASE FROM Jeffersonian VENDOR NO. TERMS F.O.B.									
ITEM	QUANTITY	U/M	DESCRIPTION OF MATERIAL				UNIT PRICE	TOTAL PRICE	F.O.B.
ADDITIONAL DESCRIPTION									
COMMODITY CODE PURCHASE FROM Duings Mills Times VENDOR NO. TERMS F.O.B.									
BUYER CODE TYPE CODE CONFIRMING TO: DATE ACK. APPROVAL - BUDGET OFFICE									
REQUESTED BY AGENCY Zoning Office, X3394 PURCHASED BY: APPROVED BY AGENCY APPROVED BY PURCHASING									
CSP 001									

PURCHASE REQUISITION									
Baltimore County, Maryland OFFICE OF CENTRAL SERVICES									
PLEASE ORDER THE FOLLOWING FOR:									
Zoning Office 88-474-SPHA DATE 3/88									
BUDGET CODE	YEAR	FUND	AGENCY	PROGRAM	OBJECT	EXP. CODE	SPLIT %	DELIVERY CODE	REQ. DELIVERY DATE
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CSP 001									

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

(SEE

ATTACHED

SHEET)

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Housing Administration
Industrial Development

J. Norris Byrnes, Esquire
Whiteford, Taylor & Preston
300 Lafayette Building
40 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 330 - Case No. 88-474-SPHA
Petitioner: Painters Mill Venture
Petition for Zoning Variance and Special Hearing

Dear Mr. Byrnes:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Patton Harris Rust & Assoc, pc
1609 Standish Place
Rockville, Maryland 20855

PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
CASE NUMBER: 88-474-SPHA
SW/Cor. Owings Mills Blvd. & Red Run Road
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
PETITIONER(S): PAINTERS MILL VENTURE
HEARING SCHEDULED: MONDAY, MAY 23, 1988 at 9:00 A.M.

VARIANCE - BUILDING "A" TO PERMIT A LOT LINE OR STREET LINE SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.; BUILDING "B/C" TO PERMIT A LOT LINE OR STREET LINE SETBACK OF 0 FT. IN LIEU OF THE REQUIRED 50 FT. ALSO TO PERMIT A PARKING SETBACK OF 0 FT. IN LIEU OF THE REQUIRED 8 FT.; BUILDING "D" TO PERMIT A 10 FT. AND 25 FT. EXTERIOR LOT LINE SETBACK IN LIEU OF THE REQUIRED 50 FT.; ALSO TO PERMIT A 10 FT. SETBACK TO A R.A.E.2 ZONE IN LIEU OF THE REQUIRED 50 FT. AND 55 FT. SETBACK TO A D.R.10.5 ZONE IN LIEU OF THE REQUIRED 150 FT.; ALSO TO PERMIT PARKING WITHIN 10 FT. OF A R.A.E.2 ZONE IN LIEU OF THE REQUIRED 25 FT.; ALSO TO PERMIT A BUILDING HEIGHT OF 195 FT. IN LIEU OF THE ALLOWED 150 FT. BUILDING "F" TO PERMIT AN EXTERIOR LOT LINE SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 50 FT.; ALSO TO PERMIT A 0 FT. AND 5 FT. SETBACK TO A D.R. ZONE IN LIEU OF THE REQUIRED 50 FT.; ALSO TO PERMIT A 0 FT. SETBACK TO A D.R.10.5 ZONE IN LIEU OF THE REQUIRED 150 FT.; ALSO TO PERMIT PARKING WITHIN 0 FT. AND 5 FT. OF A D.R. ZONE IN LIEU OF THE REQUIRED 25 FT.; BUILDING "G" LOT #5. IF NECESSARY, TO PERMIT A SETBACK OF 5 FT. AND 15 FT. TO A D.R. ZONE IN LIEU OF THE REQUIRED 50 FT.; ALSO TO PERMIT PARKING WITHIN 5 FT. OF A D.R. ZONE LINE IN LIEU OF THE REQUIRED 25 FT.; ALSO IF NECESSARY, TO PERMIT A RESTAURANT LOCATION AS A FREESTANDING BUILDING IN LIEU OF THE REQUIRED "WITHIN" A PRINCIPAL BUILDING.

SPECIAL HEARING: FOR BUILDING "G" - A FREESTANDING RESTAURANT AS AN ACCESSORY USE INCIDENTAL TO AND INTEGRATED WITH THE PROPOSED PRINCIPAL USES ON ADJOINING LOTS PURSUANT TO SECTION 207.3, OR TO PERMIT A RESTURANT AS AN AUXILIARY USE TO BE STRUCTURALLY INTEGRATED WITH THE PROPOSED PRINCIPAL USES ON ADJOINING LOTS PURSUANT TO SECTION 207.3.C.2. AND FOR BUILDING "F" A USE PERMIT FOR BUSINESS PARKING IN A D.R. 10.5 ZONE, AND TO AFFIRM THAT ALL STRUCTURES AND USES AS PROPOSED ARE INTEGRATED PURSUANT TO SECTION 207.4.C.1.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

March 29, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

(SEE

ATTACHED

SHEET)

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Robert G. Warlick, Jr.
Jack L. Baylin
J. Norris Byrnes, Esq.
Dick P.C. Mosle
File

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reinske
Chief

April 5, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Painters Mill Venture

Location: SW/Cor. Owings Mills Blvd. and Red Run Rd.

Item No.: 330

Zoning Agenda: Meeting of 3/22/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: April 26, 1988

FROM: P. David Fields, Director Office of Planning and Zoning

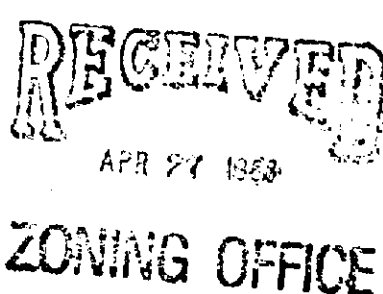
SUBJECT: Zoning Petition #88-474-SHA

This office has been working with the developer's representatives on redesigning this project. The plans submitted with this petition are unacceptable. If the hearing is not postponed or withdrawn, this office has no choice but to oppose the requested variance.

David Fields per J. Haines
P. David Fields, Director
Office of Planning and Zoning

PDF/JRH/jat

cc: Shirley Hess, People's Counsel
J. Roswell
Zoning File



BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

3/21/88
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 330 Zoning Advisory Committee Meeting of March 23, 1988

Property Owner: Painters Mill Venture

Location: Crow Owings Mills Blvd and Red Run Rd District 4

Water Supply metre Sewage Disposal metre

- COMMENTS ARE AS FOLLOWS:
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
 - () Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation before work begins.
 - () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
 - () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
 - () Prior to approval of a Building Permit Application for renovation to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
 - () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
 - () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
 - () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
 - () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
 - () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal of abandonment, owner must contact the Division of Waste Management at 494-3768.
 - () Soil percolation tests, have been _____, must be _____ conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
 - () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
 - () In accordance with Section 13-117 of the Baltimore County Code, the water yield test:
 - () shall be valid until _____
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
 - () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
 - () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Impact Statement must be submitted.
 - () Others: Blkd. D setback of 20' must be maintained from wetland line.

Karen M. Cherry

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

11/11/87 10:07

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

April 8, 1988



Dennis F. Rasmussen
County Executive

J. Norris Byrnes, Esq.
WHITEFORD, TAYLOR & PRESTON
300 Lafayette Building
40 West Chesapeake Avenue
Towson, Maryland 21204-4861

Re: Case Number: 88-474-SHA
Owings Mills Blvd. & Red Run Road
Petitioner(s): Painters Mills Venture
Scheduled Hearing Date: May 23, 1988

Dear Mr. Byrnes:

Confirming the telephone conversation between Mr. Karen Baker and myself, the postponement request outlined in your letter of April 8, 1988 has been granted. Further, the matter will not be reset in the normal course of business, and, this office will meet with you before rescheduling.

Please be advised that the case will be placed on an inactive status with regard to a hearing date and, if not reset within 60 months from today's date, same will be dismissed.

If you have any questions regarding the above, please contact me.

Very truly yours,

G. G. STEPHENS
Deputy Clerk
(301) 494-3394

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1026
301 347-8700
TELEX: 5101012334
FAX: 301 752-7092

300 LAFAYETTE BUILDING
40 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301 825-5512

March 17, 1988

Mr. J. Robert Haines
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Crow-Owings Mill Limited Partnership/
Proposed Commercial Development in
Owings Mills, Maryland

Dear Mr. Haines:

This firm represents Crow-Owings Mill Limited Partnership, a Maryland limited partnership ("Crow"). Crow intends to develop a parcel of land located in Owings Mills, Maryland at the intersection of Owings Mills Boulevard and proposed Red Run Boulevard (the "Property") and to construct thereon commercial office buildings and related structures. Crow intends to subdivide the Property into six (6) building lots in accordance with a CRG Plan previously submitted to the Baltimore County Review Group.

Crow, or its affiliated entities, will own each of the subdivided lots and will construct thereon an integrated commercial project consisting of four (4) office buildings, a restaurant, a parking structure which will serve each of the proposed buildings, and amenities for the common use of all of the lots. The common areas, interior roadways and parking structure will be maintained jointly by the owners of each of the lots. Each of the office buildings to be constructed on the Property will be connected by underground tunnel to the parking facility.

Mr. J. Robert Haines
March 17, 1988
Page 2

In light of the integrated nature of the development of the entire Property, we hereby request, on behalf of Crow, that you waive the fifty (50) foot building setback requirement (from any interior lot line other than a street line) in accordance with Section 207.4C.1. of the Baltimore County Zoning Regulations and substitute in lieu thereof a setback of zero (0) feet.

Crow, as the owner of each of the proposed building lots consents to the reduction of the 50 foot building setback.

Very truly yours,
J. Norris Byrnes,
Partner

AMW/kag

COUNTY REVIEW GROUP COMMENTS

Owings Mills Office Park
Page 2

- When the plans are reviewed in the formal C.R.G. process and if those plans are revised as a result of the C.R.G. review, that if an additional zoning bulk or use conflict is identified or one that is already identified would change, it should be incumbent upon the developer to contact the zoning office as soon as possible prior to the zoning hearing, submit revised plans to the zoning office and depending on the time frame if a hearing date has been set, a rescheduling may be necessary.
- Final zoning approval would be contingent upon the resolution of all conflicts with the B.C.Z.R. and the outcome of all zoning hearing requests.

W. Carl Richards, Jr.
Zoning Coordinator

WCR,jr:dt

1. The zoning office has reviewed the preliminary and latest updated plans for the proposed office park in an O-T zoned portion of the Owings Mills Town Center. Many conflicts with the O-T bulk regulations, and some use regulations have been identified on this, the latest revised plans available. On 3/9/88 application was made in the zoning office under item #330 case # 88-474 SHA for the following variances and special hearings identified by building:
- Variances from the following Sections: Building "A" S.207.4.C.1-2 to permit a lot line or street line setback of 30 ft. in lieu of the required 50 ft.; Building "B/C" S.207.4.C.1-2 to permit a lot line or street line setback of 0 ft. in lieu of the required 50 ft.; also, S. 409.2.C(4) to permit a parking setback of 0 ft. in lieu of the required 8 ft.; also, S. 207.4.D to permit building heights of 250 ft. in lieu of the allowed 150 ft.; Building "D" S.207.4.C.1 to permit a 10 ft. and 25 ft. exterior lot line setback in lieu of the required 50 ft.; also, S.207.4.C.3-4 to permit a 10 ft. setback to a D.R.E.2 zone in lieu of the required 50 ft.; also S.207.4.C.4 to permit a 0 ft. setback to a D.R.10.5 zone in lieu of the required 10 ft. of a R.A.E.2 zone in lieu of the required 25 ft.; also, S.207.4.D to permit a building height of 195 ft. in lieu of the allowed 150 ft.; Building "E" S.207.4.C.1 to permit an exterior lot line setback of 5 ft. in lieu of the required 50 ft.; also, S.207.4.C.3 to permit a 0 ft. and 5 ft. setback to a D.R. zone in lieu of the required 50 ft.; also S.207.4.C.4 to permit a 0 ft. setback to a D.R.10.5 zone in lieu of the required 150 ft.; also, S.207.6 to permit parking within 0 ft. and 5 ft. of a D.R. zone in lieu of the required 25 ft.; Building "F" (lot #6) If necessary, S.207.4.C.1-3 to permit a setback of 5 ft. and 15 ft. to a D.R. zone in lieu of the required 50 ft.; also S.207.6 to permit parking within 5 ft. of a D.R. zone line in lieu of the required 25 ft.; also if necessary, S. 207.3.C to permit a restaurant location as a freestanding building in lieu of the required "within" a principal use building.

Special Hearing to approve:

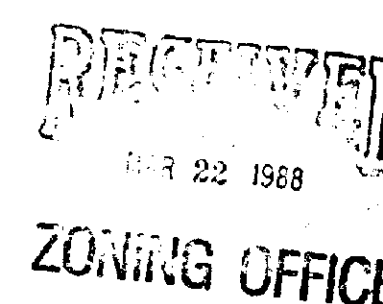
For building "G" a freestanding restaurant as an accessory use incidental to and integrated with the proposed principal use of adjoining lots pursuant to Section 207.3.C.1. OF _____
To permit a restaurant as an auxiliary use to be structurally integrated with the proposed principal use, on adjoining lots pursuant to Section 207.3.C.2. AND _____
For building "H" a use permit for business parking in a D.R. 10.5 zone, AND _____
To allow that all structures and uses be proposed and integrated pursuant to Section 207.4.C.1. _____

THE PUBLIC HEARING HAS BEEN SCHEDULED FOR MONDAY, MAY 23, 1988 AT 9:AM.

- When more detailed plans are available whether before or after C.R.G. or the zoning hearing, the following should be addressed prior to final zoning approval: All proposed signs should be shown including building and freestanding and all proposed auxiliary commercial uses identified that are to be located within the office buildings.

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

300 LAFAYETTE BUILDING
40 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204-4861
301 825-5512



March 21, 1988

Mr. J. Robert Haines
Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: Crow-Owings Mill Limited Partnership/
Proposed Commercial Development in
Owings Mills, Maryland

Dear Mr. Haines:

Crow-Owings Mill Limited Partnership has filed a Petition for Zoning Variances and a Petition for a Special Hearing in connection with its proposed development in Owings Mills, Maryland. Because the requests are fairly extensive it is anticipated that the hearing will take one-half day.

The CRG meeting on the project is scheduled for Thursday, April 14, 1988. We would like to have a zoning hearing on the project as soon thereafter as is reasonably practical. We would appreciate it, therefore, if you would schedule a hearing on the first available date.

If there is any additional information you need, please let me know. Thanking you for your continuing cooperation, I remain,

Yours very truly,

J. Norris Byrnes

JNB/kb
cc: Mr. Carl Richards
Mr. Dirk P.D. Mosis, III

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

300 LAFAYETTE BUILDING
40 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301 831-5512

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
301 347-8700
TELEX 510212334
FAX 301 752-7292

500 BRAVER BUILDING
800 17TH STREET, NW
WASHINGTON, D.C. 20006
TELEPHONE 202 415-0000

WIRELESS DIRECT NUMBER IS
347-8781

March 24, 1988

VIA FEDERAL EXPRESS

Mr. Carl Richards
Office of Zoning
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Crow-Owings Mills Limited Partnership/
Owings Mills Office Park

Dear Carl:

I am enclosing three copies of each of the final attachments for the Bulk Area Variance Petition and the Petition for Special Hearing which was filed in your office on March 7, 1988. I would appreciate if you would attach the enclosed to the Petitions.

Very truly yours,

Adelina M. Welch

AMW/kag

Enclosures

cc: J. Norris Byrnes, Esquire
Ms. Sally W. Iadarola
Mr. Dirk P.D. Mosis, III

330
88-474

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 301 347-8700

300 LAFAYETTE BUILDING
40 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 831-5512
FAX 301 752-7292

SUITE 600
800 17TH STREET, NW
WASHINGTON, D.C. 20006
TELEPHONE 202 415-0000

G. SCOTT BARHIGHT

DIRECT NUMBER
301 832-2050

March 27, 1989

Mr. W. Carl Richards, Jr.
Zoning Coordinator
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petitions for Special Hearing and Zoning Variances
Petitioner: Crow-Owings Mills Limited Partnership
Case Number: 88-474-SPHA

Dear Carl:

On March 9, 1988, the above-referenced petitions were filed with the Zoning Office (Item No. 330). On April 6, Mr. Byrnes of this office requested a postponement of the scheduled May 23, 1988 public hearing.

As attorney for the Petitioner, I hereby request that Case No. 88-474-SPHA be withdrawn. As you are aware, Case No. 89-421-SPHA has been filed and supercedes the previous case.

Should you have any questions or comments regarding the withdrawal of the above-referenced case, please feel free to contact me. Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:sh
cc: Mr. Dirk P.D. Mosis, III
Mr. William F. McCloud
Mr. Jeffrey D. Watson
Mr. David S. Thaler
J. Norris Byrnes, Esquire

RECEIVED
MAR 30 1989
ZONING OFFICE

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

300 LAFAYETTE BUILDING
40 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204-4661
301 831-5512
TELEX 510212334
FAX 301 752-7292

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 301 347-8700

500 BRAVER BUILDING
800 17TH STREET, NW
WASHINGTON, D.C. 20006
TELEPHONE 202 415-0000

April 6, 1988

HAND DELIVERY

Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Suite 113
Towson, MD 21204

Re: Petition for Special Hearing and Zoning
Variance - Owings Mills Boulevard and
Red Run Road - Case No. 88-474-SPHA

Dear Bob:

As you know, Crow-Owings Mills Limited Partnership, the contract purchaser in this matter, has met with various departments of the County government and discussed with them this complex project. In addition, they have discussed the project with some of their neighbors and are presently attempting to reach agreement with them over some unresolved issues. As a result, a decision has been made to restudy the project. The partnership remains, however, very enthusiastic about it.

Since the anticipated revisions will take some time and study, I would appreciate it if you would postpone the zoning hearing which is now scheduled for Monday, May 23, 1988 at 9:00 a.m. (the CRG meeting, scheduled for April 14, 1988 at 1:30 p.m., will be held however, there will be no reading of comments).

RECEIVED
APR 7 1988
ZONING OFFICE

Page 2
Mr. J. Robert Haines
April 6, 1988

If you have any problems with this request, or if there is any additional information you need, please let me know. Thanking you for your continuing cooperation, I remain

Yours very truly,

J. Norris Byrnes

JNB/kb

cc: Mr. Carl Richards
Mr. Dirk P.D. Mosis, III



Patton, Harris, Rust & Associates
A Professional Corporation
7609 Standish Place
Rockville, Maryland 20855
(301) 762-2220

Date 3-4-88

File # 2258-1-0

TRANSMITTAL

To: ZONING OFFICE Re: OWINGS MILLS OFFICE PARK
111 W. CHESAPEAKE AVE. Bldg 113
TOWSON, MD

Attention: CARL RICHARDS

Gentlemen:

Transmitted ☒ Herewith
☐ Under Separate Cover

☐ Originals ☐ Photocopies ☐ Samples
☐ Specifications ☐ Shop Drawings ☐ Mylar
☒ Ozolid Prints ☐ Invoice ☐ Sepia

Quantity	Draw. No.	Date	Description
1			200 SCALE ZONING MAP W/ THE PROPOSED ELEVATION

For: ☐ Approval ☒ Your Use ☐ Your Files
☐ Please Return Corrected Prints ☐ Correction
☐ Please Submit Revised Prints

Comments: PER YOUR REQUEST

Received By:

Date:

Patton, Harris, Rust & Associates
A Professional Corporation

By: [Signature]

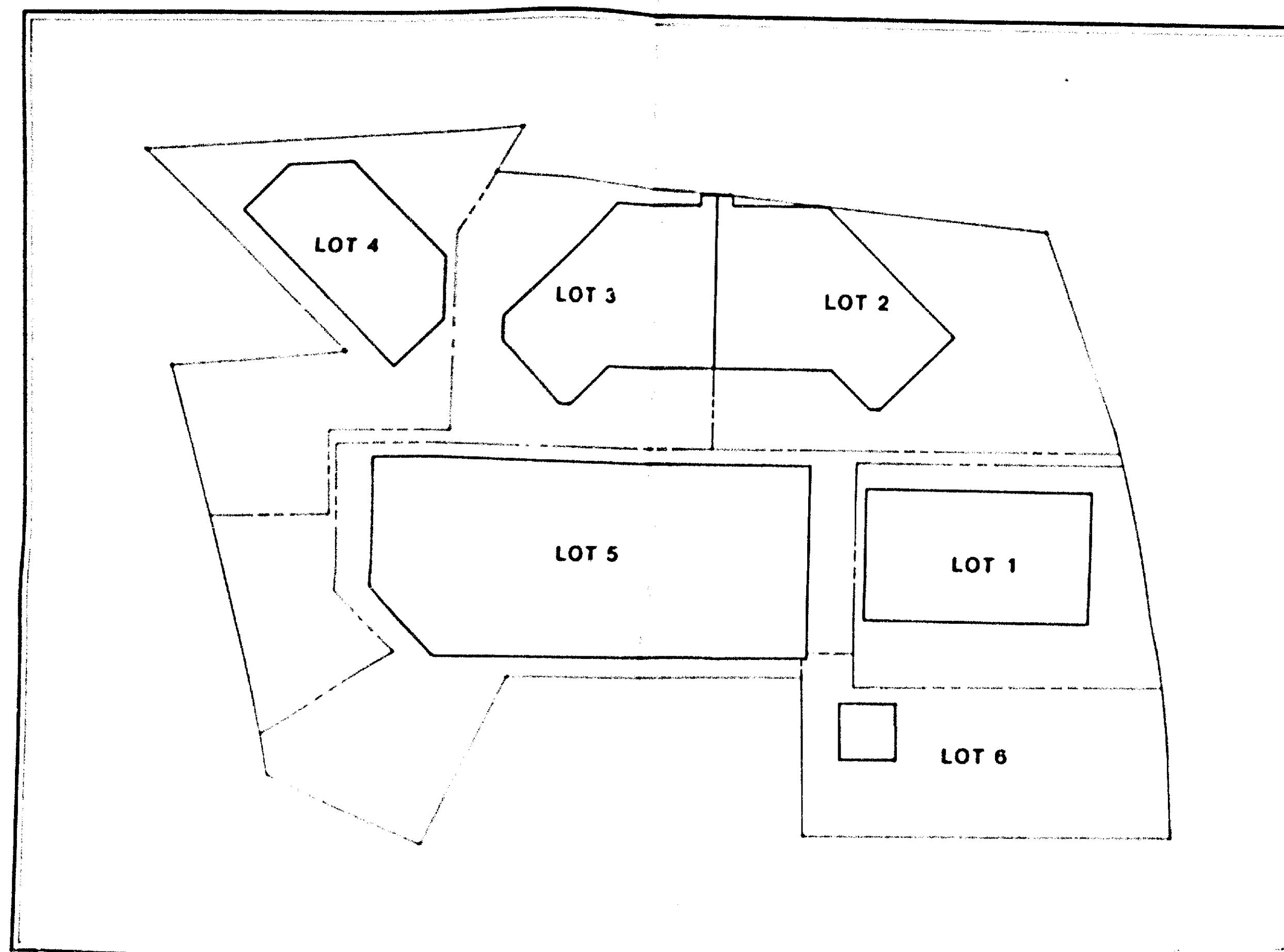
1" = 200 Scale
Zone Map,
1 copy

Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

HAND DELIVERY

WHITEFORD, TAYLOR & PRESTON
300 LAFAYETTE BUILDING
40 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204-4661

CRG AND ZONING VARIANCE PLANS
OWINGS MILLS OFFICE PARK
OWINGS MILLS TOWN CENTER
BALTIMORE COUNTY, MARYLAND



SEE DATA

[illegible]ZONING DATA

MINIMUM DIST. TO AREA TO BE BUILT PROVIDED	MIN. DIST. TO AREA TO BE BUILT	FT.
50 FEET		
BUILDING		
FROM STREET LIGHT OR WAY		50 FEET
FROM INTERSECTION OF LINES		50 FEET
FROM ADJUTING LINES		50 FEET
OF A 1 2		50 FEET
OF 10 5		50 FEET
OF 10 10		50 FEET
FROM 100-FOOT FLOOD PLAIN BOUNDARY		20 FEET
PARKING		
FROM STREET LIGHT OR WAY		5 FEET
FROM ADJUTING LINES		5 FEET
OF A 1		25 FEET
FROM 100-FOOT FLOOD PLAIN BOUNDARY		20 FEET
MAXIMUM BUILDING HEIGHT		150 FEET

SECRET INDEX

DEVELOPMENTAL COURSE TABLE

120001 *11-11-2010* *11-11-2010* *11-11-2010*

1. *Abstracts* (1990-1991) 1-10

PROPOSED BUILDING TABULATION

UNIT (DING)/FPA	MAX	MAXIMUM	MAX
A/UNIT (F)	7	7,000,000	7,000,000
B/UNIT (F)	14	14,000,000	14,000,000
C/UNIT (F)	14	14,000,000	14,000,000
D/UNIT (F)	14	14,000,000	14,000,000
E/UNIT (F)	10	10,000,000	10,000,000
F/UNIT (F)	10	10,000,000	10,000,000
G/UNIT (F)	10	10,000,000	10,000,000

FUND BALANCE (D A B)		CREDIT BALANCE (TOTAL)	
MAX. ALLOWED	MAX. EXCEEDED	MAX. ALLOWED	MAX. EXCEEDED
\$	\$	\$	\$
50	100	4,000,000	1,000,000

PROPOSED PARKING TABULATION

	AREA (sq. ft.)	FLOOR BUILDING SPACE ¹	AREA (sq. ft.)	FLOOR BUILDING SPACE ¹	TOTAL FLOORING SPACE ²	TOTAL FLOORING SPACE ²
OFFICES						
BUILDING A	44,550	141	155,450	331	540	815
BUILDING B	47,900	160	132,014	144	824	1204
BUILDING C	47,900	160	264,514	580	680	1040
BUILDING D	16,561	122	223,417	447	568	854
SUBTOTAL	176,911	583	1,015,385	2032	2624	4869
RESTAURANT						
BUILDING E	1,750	7	547	75	1505	1505
TOTAL	180,661	590	1,021,384	2107	2773	4974

PROPOSED LOADING TABULATION

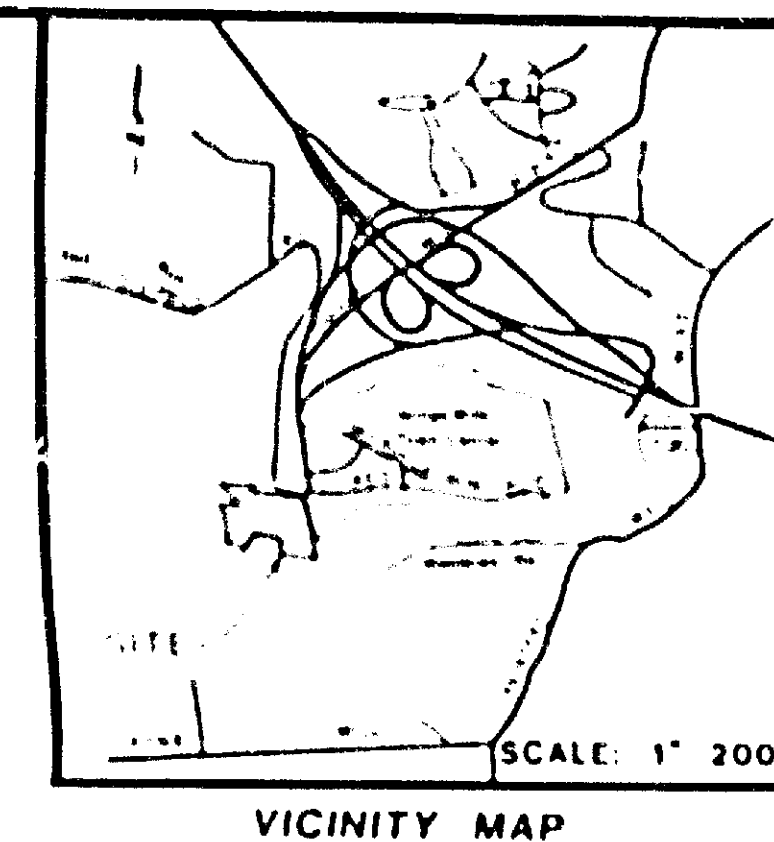
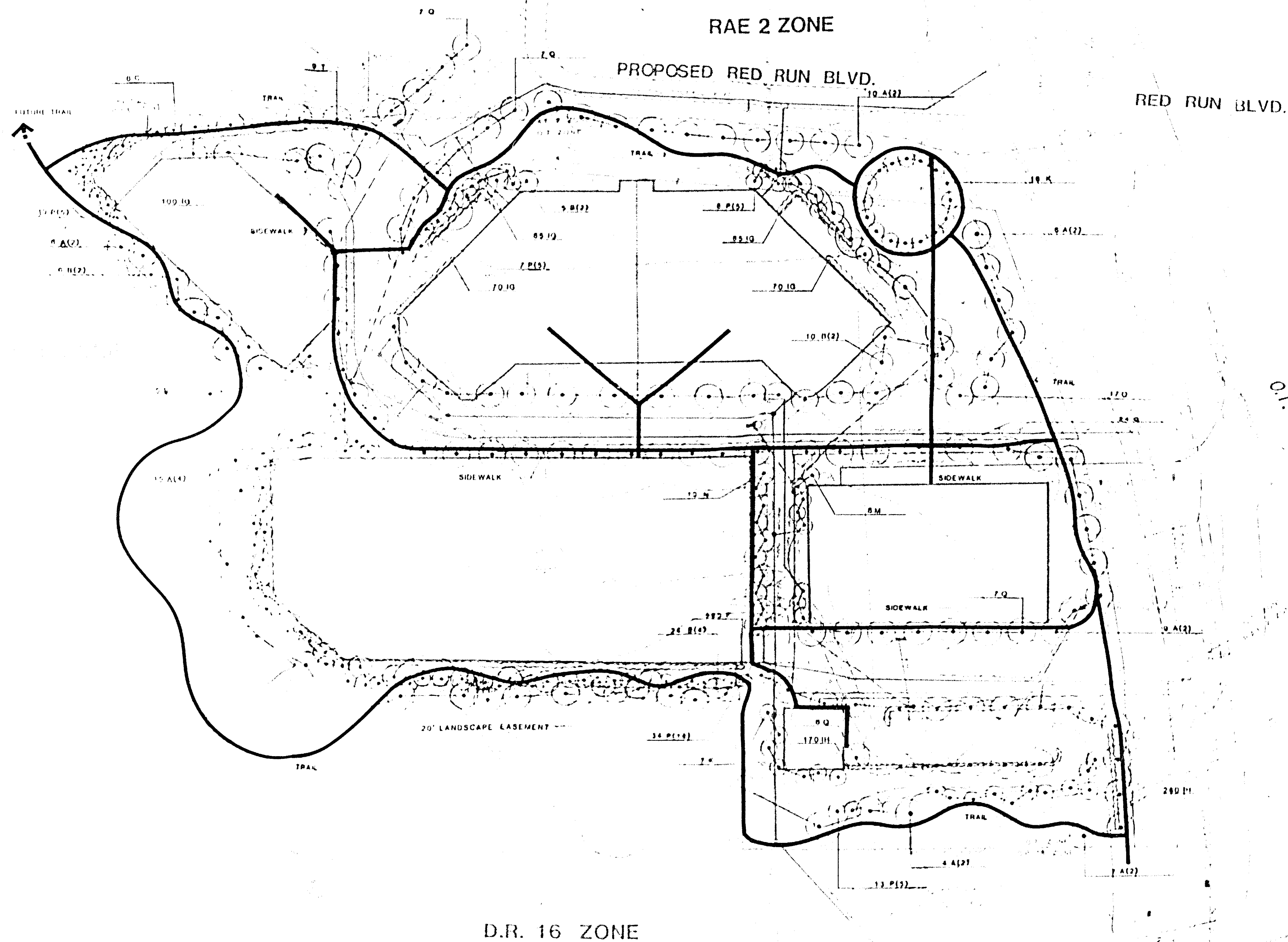
	TOTAL FIVE YEAR AVERAGE	PERCENTAGE OF TOTAL
	(5-yr. FIVE)	
GOVERNMENT		
GOVERNMENT A	240,000	2
GOVERNMENT B	100,000	1
GOVERNMENT C	11,000	0
GOVERNMENT D	200,000	2
NON-GOVERNMENT		
GOVERNMENT E	7,000	0

PROPOSED AMINITY OPEN SPACE TABULATION

[illegible][illegible]

PHR&A
Patton Harris Rust & Associates, PC
7609 Standish Place
Rockville, Maryland 20855
301/762-2220 Baltimore 301/792-7244





LANDSCAPE PLAN PLANTING SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
A (1)	Amor Canadensis	Striped Maple	20	4" x 4" x 2'	see p. 7-6
A (4)	Amor Canadensis	Striped Maple	15	4"	see p. 7-6
B (2)	Betula Picea	Flower Birch	20	2" x 2" x 2'	see p. 7-6
B (4)	Betula Picea	Flower Birch	20	4"	see p. 7-6
C	Crataegus Canadensis	Crackberry Hawthorn	8	1 1/2" x 2"	see p. 7-6
	Crataegus Canadensis	Crackberry	500	3/4" x 1"	see p. 7-6
D (1)	Desmodium Canadensis	Shrub Leguminous Family	400	3/4" x 1"	see p. 7-6
D (2)	Desmodium Canadensis	Shrub Leguminous Family	400	3/4" x 1"	see p. 7-6
E	Erigeron Canadensis	Flowering Daisy	20	1 1/2" x 2"	see p. 7-6
F	Erigeron Canadensis	Flowering Daisy	8	1 1/2" x 2"	see p. 7-6
G	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
H	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
I (1)	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
I (2)	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
J	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
K	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
L	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
M	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
N	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
O (1)	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
O (2)	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
P	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
Q	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
R	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
S	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6
T	Erigeron Canadensis	Flowering Daisy	10	4" x 4" x 2'	see p. 7-6

AREA	RECEIVED			PROJECTED		
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FEBRUARY 24 1958

SCHEMATIC LANDSCAPE PLAN

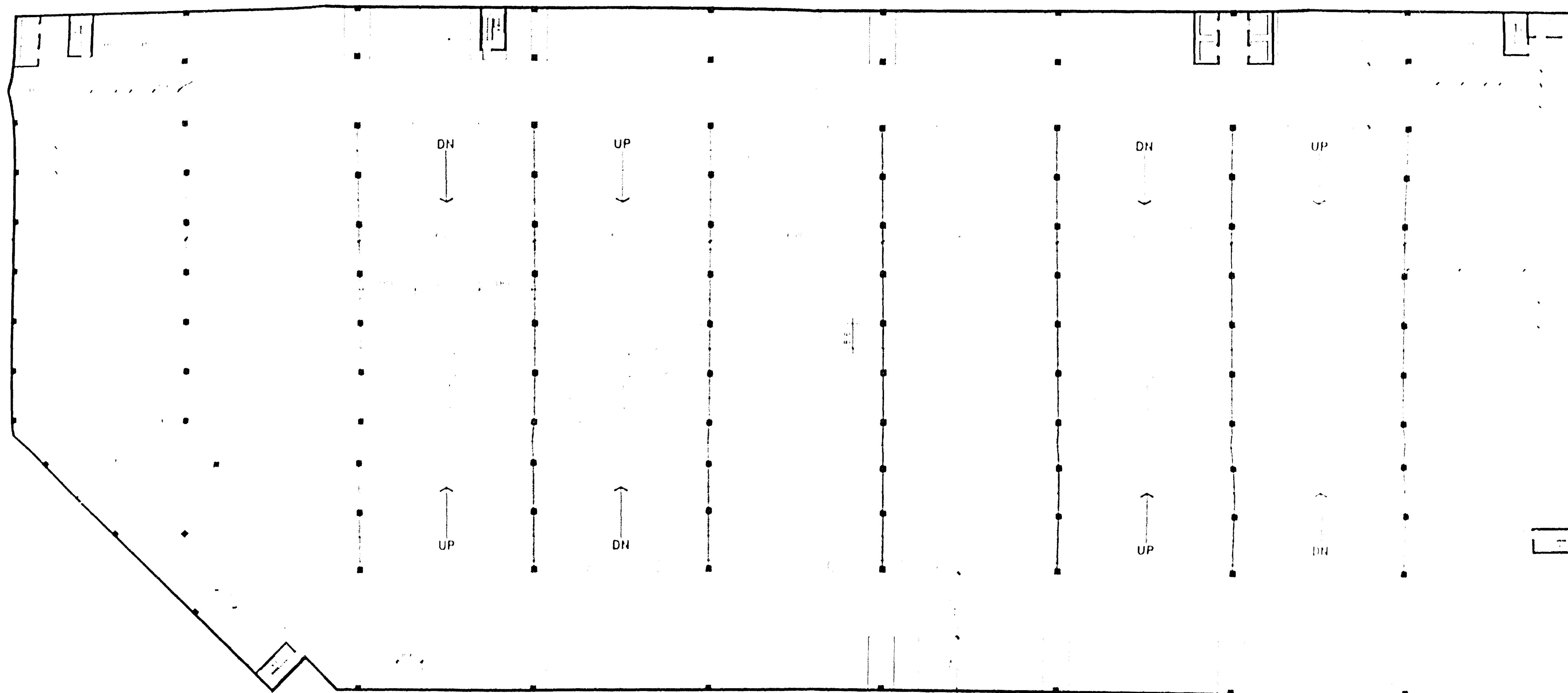
DEVELOPER
TRAINING - OYON COMPANY
THE FULL SHEET
DATE 10
ADDRESS, NO. 1001
101-100-1001



Patton Harris Rust and Associates
A Professional Corporation
Engineers, Surveyors, Planners and Landscape Architects
7609 Standish Place Rockville, Maryland 20855 (301) 762-2220

OWINGS MILLS OFFICE PARK
OWINGS MILLS TOWN CENTER
BALTIMORE COUNTY, MARYLAND
3rd COUNCILMANIC DISTRICT ELECTION DISTRICT 8

3-0-10	DATE
PHREA	1-12-60
SECTION	
SLA	
CHU	1002
FILE NO.	
SCALE 1"=80'	FILE NO.
	2784-1



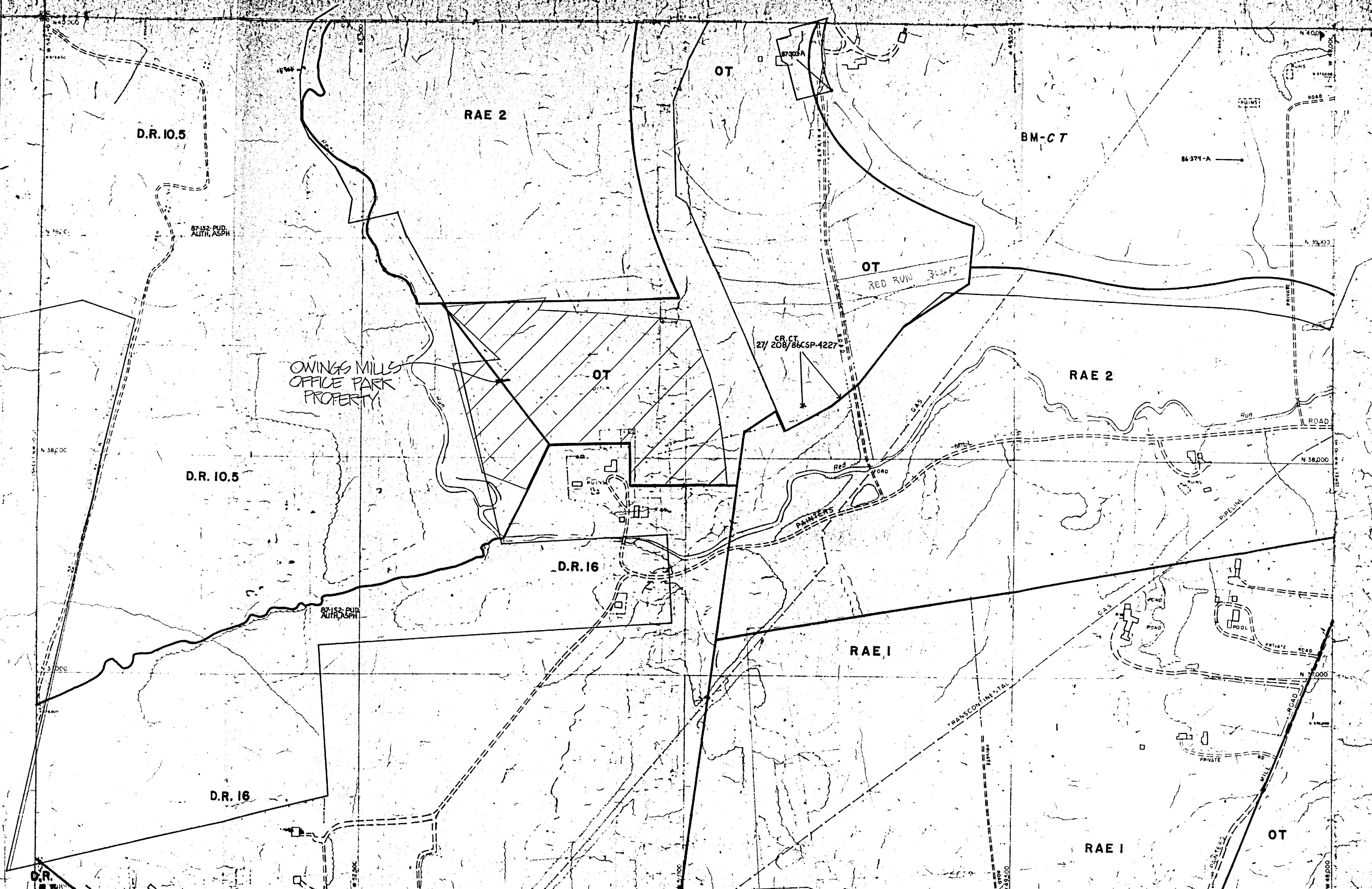
Garage Level 5 (Typical)

SCALE 1"=6" = 1'-0"
616 STANDARD SPACES
1 HANDICAP SPACE

OWINGS MILLS OFFICE PARK

[illegible]

L. AIES INCORPORATED ARCHITECTS AIA



P - NW
T - SW

1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
1984
3, 133-84, 134-84, 135-84, 136-84, 137-84, 138-84, 139-84
37-84, 138-84, 139-84, 137-84, 138-84, 139-84
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS
BY DATE
Pictometric Maps, Inc. 4-20-67
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
LOCATION
OWINGS MILLS
SHEET
10-1

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.